

Senate Bill 9 (SB 9) Community Meeting September 21, 2022



AGENDA



- California Senate Bill (SB) 9
- Urgency Ordinance 2327
- Permanent Ordinance
- Draft Modifications
- Next Steps
- Public Feedback
- Q & A

CALIFORNIA SENATE BILL (SB) 9



- **Legislature passed on September 1, 2021**
- **Governor Newsom signed into law on September 16, 2021**
- **SB 9 went into effect on January 1, 2022**

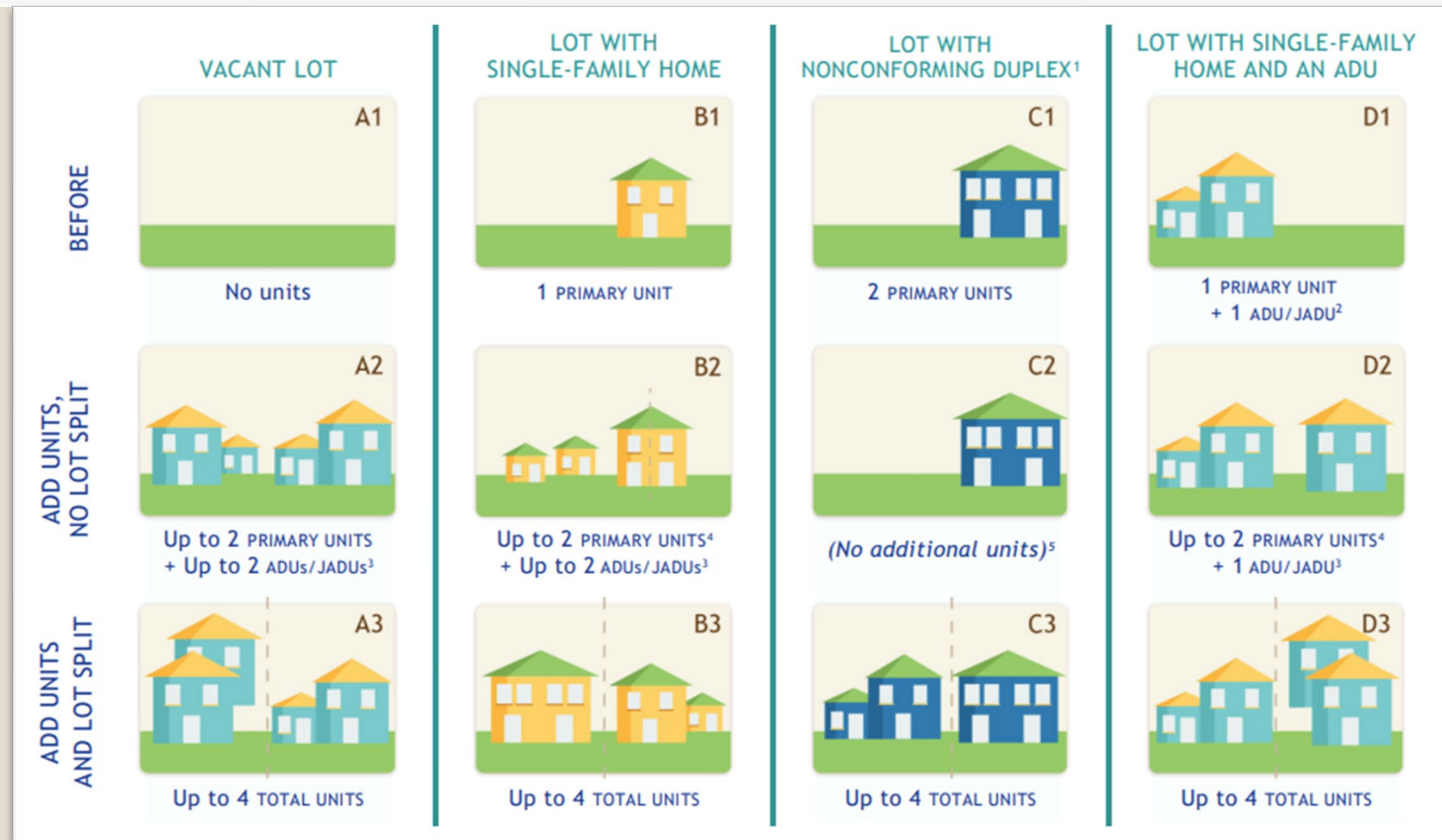
CALIFORNIA SENATE BILL (SB) 9



- **"Two-Unit Housing Development"** – Two homes on an eligible single-family residential parcel (whether the proposal adds up to two new housing units or adds one new unit to one existing unit).
- **"Urban Lot Split"** – A one-time subdivision of an existing single-family residential parcel into two parcels. This would allow up to four units (two units on each parcel).



CALIFORNIA SENATE BILL (SB) 9



USING SB 9 WITHOUT A LOT SPLIT:

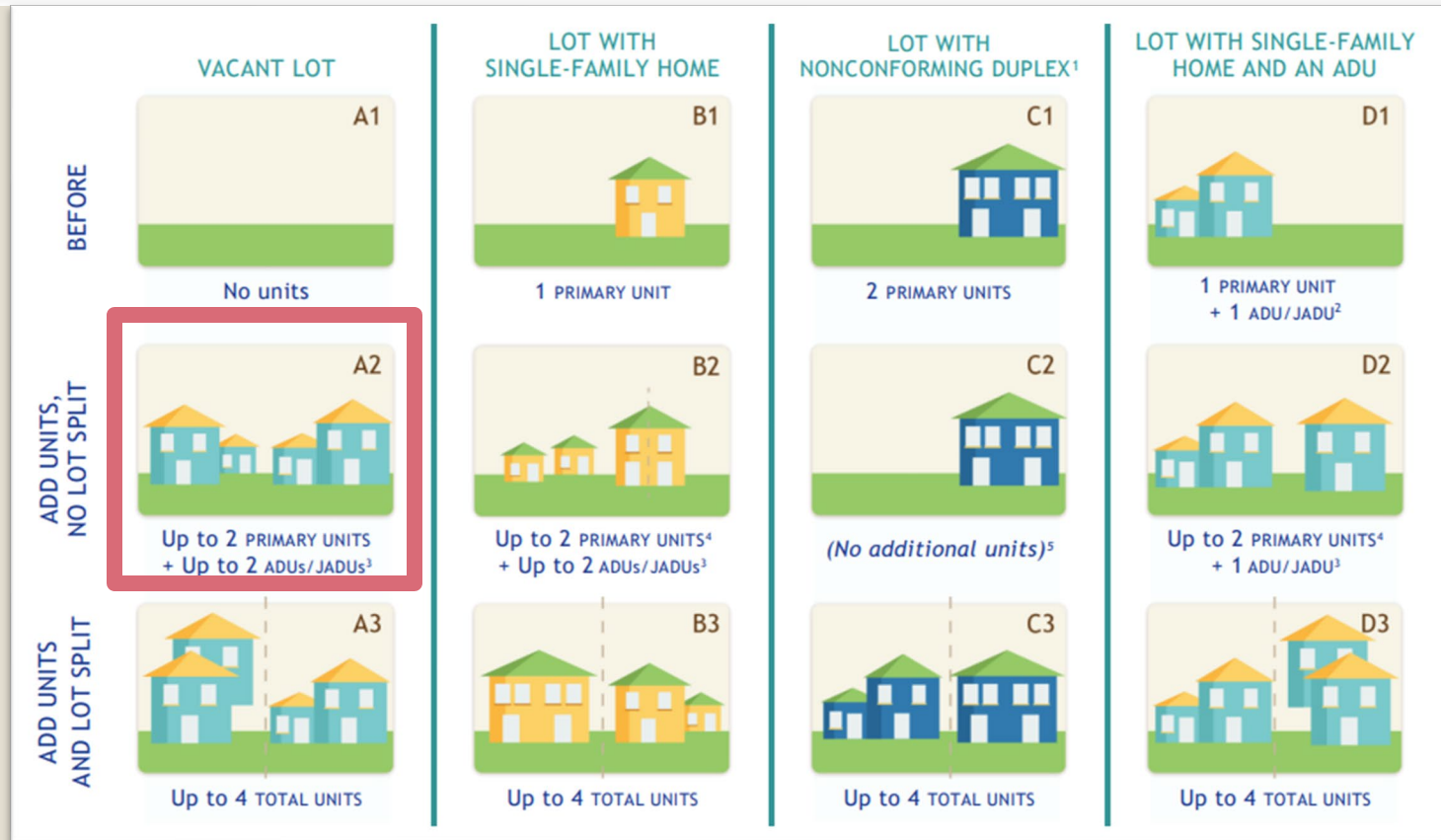
- Without a lot split, SB 9 does not limit the number of ADUs or JADUs (B2, D2) - but other laws might.
- SB 9 *could be interpreted* to allow 2 new units beyond an existing unit (up to 3 units/lot, plus any allowed ADUs/JADUs).

USING SB 9 WITH A LOT SPLIT:

- SB 9 does not require jurisdictions to approve more than 4 units total, including any ADUs/JADUs.



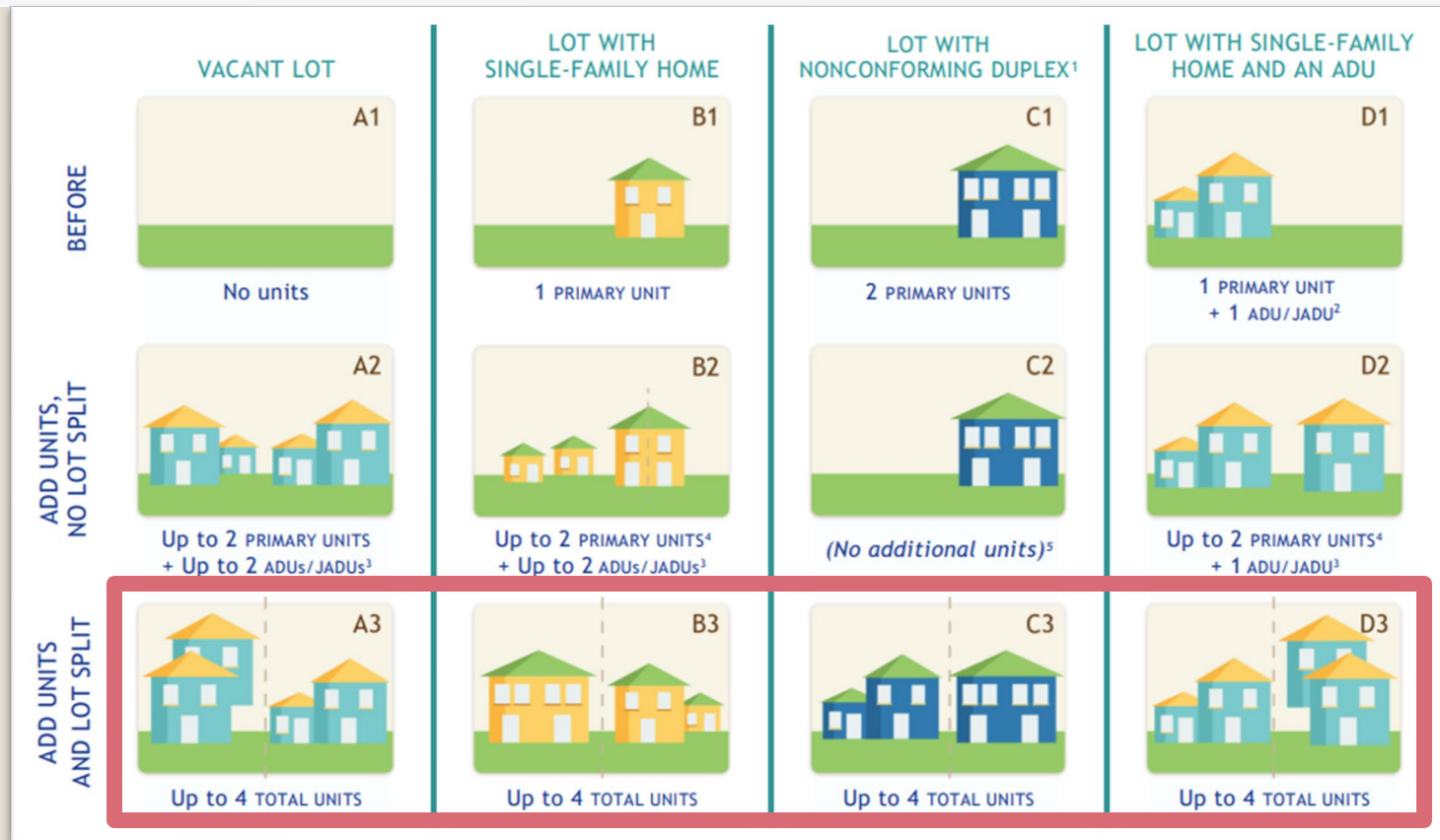
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<p>USING SB 9 WITHOUT A LOT SPLIT:</p> <ul style="list-style-type: none"> Without a lot split, SB 9 does not limit the number of ADUs or JADUs (B2, D2) - but other laws might. SB 9 <i>could be interpreted</i> to allow 2 new units beyond an existing unit (up to 3 units/lot, plus any allowed ADUs/JADUs). 	<p>USING SB 9 WITH A LOT SPLIT:</p> <ul style="list-style-type: none"> SB 9 does not require jurisdictions to approve more than 4 units total, including any ADUs/JADUs.
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URGENCY ORDINANCE 2327



- **Purpose: to put in place local objective standards prior to effective date of State Law.**
- **Adopted December 21, 2021**
- **In effect January 1, 2022**
- **Extended on February 1, 2022**
- **Expires end of the year**

PERMANENT ORDINANCE / DRAFT MODIFICATIONS



- Updates to Interim Ordinance
Permanent Ordinance 
- Draft Updates Include:
 1. Hillside Residential (HR) zone & standards
 2. ADUs
 3. Floor Area Ratio
 4. Windows
 5. Number of Units
 6. Legal Parcel
 7. Amendments in Response to State Guidance

NEXT STEPS



- **Planning Commission on September 28, 2022**
- **Town Council in October/November**
- **Permanent Ordinance to take effect January 1, 2023**

PUBLIC FEEDBACK



- HR zones
- Grading limitation
- Fire review
- Windows
- Second-story step-back
- Size limit

Q & A



- Questions?
- Feedback?
- To submit comments:
planning@losgatosca.gov
- For more information:
www.losgatosca.gov/SB9

